

APPENDIX 3

Planning Obligation Standard Charges Sheet

Residential Development

These charges are applicable to all planning applications with a net increase of one or more new dwellings

Stage One

Calculate the number of occupants in the development by completing the following table:

House Size	Number of Dwellings Proposed	Subtract Number of Dwellings Demolished	Occupancy Rate	Number of Occupants
1 bedroom			1.31	
2 bedroom			1.76	
3 bedroom			2.51	
4 bedroom			2.86	
5 bedroom or more			3.73	
			TOTAL	

Stage Two

Identify whether the site is within a defined town centre boundary (refer to primary and secondary shopping areas and town centre business areas in the inset maps: in the Reigate and Banstead Borough Local Plan): Yes/No (please delete as appropriate)

Stage Three

Complete the following table:

Beneficiary	Charge Per Occupant	Total payments
Education (Primary)	£1285	
Education (Secondary)	£1414	
Libraries	£92	
Children's and Young Peoples Play	£326	
Green Space, Parks, Gardens	£55 -£155*	
Sports and Leisure	£558	
Community Facilities	£385	
Recycling	£38	
Environmental Improvement	£6	
Transport (Within Town Centre) or	£718 or	
Transport (Outside Town Centre)	£1333	
Primary Health Care	£128	
	TOTAL	

*Related to land occupancy

Stage Four

*Multiply the total per stage 1 by the total per stage 3 £_____

Add 5% monitoring charge: £_____ Add £500 Legal fee_____

Add totals from both tables to calculate total residential development contribution

TOTAL PAYABLE: £_____

APPENDIX 3 **Planning Obligation Standard Charges Sheet**

Commercial Development

These charges are applicable to all planning applications for additional commercial floor space with a minimum net increase of 50sqm

Stage One

Calculate the number of full-time equivalent workers in the development by completing the following table (in the 'total' box insert whole numbers of workers only):

Prime Land Use	Sqm proposed (gross)	Subtract Sqm demolished (gross)	Sqm per worker	Number of Workers
Retailing			34.4	
Financial/Professional services			15	
Restaurant or Pub			31.6	
Offices			16.4	
Research & Development			67	
Light Industrial			37.5	
Manufacturing			33.1	
Storage & Distribution			46.2	
Private Leisure			25.4	
			TOTAL	

Stage Two

Identify whether the site is within a defined town centre boundary (refer to primary and secondary shopping areas and town centre business areas in the inset maps: in the Reigate and Banstead Borough Local Plan): Yes/No (please delete as appropriate)

Stage Three

Complete the following table:

Beneficiary	Charge Per Worker	Total payments
Libraries	£92	
Recycling	£38	
Transport (Within Town Centre) or	£718 or	
Transport (Outside Town Centre)	£1333	
Sports and Leisure	£558	
	TOTAL	

Stage Four

*Multiply the total per *stage 1* by the total per *stage 3* £ _____

Add 5% monitoring charge: £ _____ Add £500 Legal fee £ _____

Add totals from both tables to calculate total commercial development contribution

TOTAL PAYABLE: £ _____